

## PLANNING COMMISSION MINUTES

Gardner, Kansas

Monday, November 28, 2005

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

### I. Call to Order

Chairman Tom Breen called the meeting to order at 7:00 p.m. Commissioners present: Stephen Koranda, Greg Godwin, Eileen Mertz, Eric Schultz, and John Ballou. Commissioners absent: Dan Popp. Also present: Community Development Director Fred Sherman, Planner Erik Pollom, applicant Matt Werner of H.T. Paul Company, and two interested citizens.

### II. Approval of Minutes

Motion Mertz, second Ballou to approve the minutes of the November 14, 2005, meeting.

Motion to approve carried: 6 to 0 Aye (Popp Absent)

### III. Agenda Items

#### 1. SP-05-09

**Consider a Site Plan for Walgreens (revised), a 15,367 sq. ft. commercial/retail building located in the 700 block of E. Main Street. The application is filed by Matt Werner of H.T. Paul Co. on behalf of Jacobs Properties, the owner of record; with engineering services provided by Kaw Valley Engineering.**

Planner Pollom presented the staff report.

1. **APPLICANT:** The applicant is Matt Werner of H.T. Paul Company; with engineering services provided by Kaw Valley Engineering.
2. **REQUESTED ACTION:** The applicant requests approval of a new 13,650 square foot commercial / retail building.
3. **LOCATION:** The property is located in the 700 block of E. Main Street.
4. **EXISTING ZONING:** The property is currently zoned C-2, General Business District.
5. **ANALYSIS:** The applicant requests approval of a revised site plan for Walgreens, a new 15,367 square foot, commercial/retail building on the platted Lot 1 of Moonlight Plaza, 1<sup>st</sup> Plat, which is 1.91 acres. The proposed building is sited on a platted lot separate from the 21,400 square foot Moonlight Plaza strip retail building and parking lot to the north. This item was originally approved by the Planning Commission at the June 27, 2005, meeting.  
**Changes with This Revision**  
The main change proposed with this revision is an enlargement of the building from 13,650 square feet to 15,367 square feet. This is accomplished by taking the square building and stretching the northwest corner until it runs parallel to the access drive to the north.  
To accommodate the modified building footprint, the parking lot was reconfigured and some improvements were made from the original site plan. Among these improvements are an increase in landscaping immediately north of the building to better shield the service area and an island added to the center of the western parking lot, providing better traffic management and an opportunity for additional landscaping within the parking area. The 67 provided parking spaces exceeds the 62 required by City standards based upon the new service floor square footage.  
**Trash Enclosure Screening**  
Along with the proposed improvements, the applicant has changed the design of the trash enclosure. The enlarged building footprint requires the trash enclosure to be located on a 20-foot utility easement, precluding the construction of permanent structures like the previously approved brick enclosure. The revised site plan shows the new enclosure as an eight foot wooden privacy fence type of construction. Given the visibility of the enclosure's location, and recognizing the need for a non-permanent construction, staff requested the applicant present an alternative to the wood enclosure. Included in the packet is an example of the proposed alternative, called "Talia-100 style Orsogrill" by the manufacturer. It is a powder-coated metal panel designed for 100% screening of trash and mechanical enclosures that would be more durable than a wooden enclosure. The panels can be powder-coated in a dark color to compliment the building. Combined with the additional landscaping shown on the site plan, staff feels this is a desirable alternative to the wooden enclosure.

**Building Design**

The proposed building is wrapped on all four sides by brick, with the use of lighter colored split-face block accents, and smooth-faced manufactured limestone blocks framing the windows and awnings and used as vertical pilasters on three sides of the building. The applicant, at staff's request, has incorporated the limestone block material and awnings on the east building elevation. This additional architectural design enhances the overall building design and provides interest on the east building elevation which will be quite visible from Main Street.

**Traffic Circulation**

A new private east-west connecting lane will be constructed north of this subject property on Lot 1 of Moonlight Plaza Center, a separately platted lot immediately adjacent to the subject property. This new access drive will be aligned with the access that connects the Gardner National Bank property to the Price Chopper property. Access easements will need to be dedicated for this new private connecting lane. Staff has been in contact with Jacobs Properties, the owner of the land to the north, and the tentative plan is to pave the land area between this subject property and the existing parking lot for Moonlight Plaza to provide additional surface parking for the shopping center.

6. **STAFF RECOMMENDATION:** Staff recommends approval of the revised site plan for Walgreens (SP-05-09), subject to the following conditions:
- a) The development shall be in accordance with Exhibit "A" (Site Plan) and Exhibit "B" (Building Elevations) which are filed in the office of the Planning Commission Secretary and which are incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
  - b) The location and geometrics of all driveways and parking areas are subject to review and approval by the Community Development Department, through the issuance of a site development permit by the Codes Administrator.
  - c) Prior to the issuance of a Certificate of Occupancy, all rooftop and ground mounted mechanical equipment shall be screened from view with an architectural and/or landscape treatment that is compatible with the building architecture.
  - d) The trash enclosure shall be constructed with the "Talia-100 style Orsogrill" metal screening panels, powder-coated with a dark color to best match the adjacent building.
  - e) No signage is approved with the application. Separate sign permits are required prior to the installation of any signage.

Chairman Breen invited comments from the applicant. Matt Werner stated that he would answer any questions that the commissioner had.

Chairman Breen invited comments from the commissioners. He stated that the proposed trash enclosure screening was a definite improvement to the site design, as were the other proposed site plan changes.

Commissioner Koranda and Mr. Werner briefly discussed the location and space provided for truck deliveries at the rear of the building. Mr. Werner displayed and explained the proposed site plan for the commissioners.

Commissioner Mertz stated her approval of the revised parking lot configuration.

Motion Ballou, second Mertz, to approve the revised Site Plan for Walgreen (SP-05-09), subject to staff recommendations. Motion to approve carried: 6 to 0 Aye (Popp Absent)

**2. Consideration of 2006 Meeting Schedule**

**Consider the proposed 2006 Planning Commission meeting and submittal deadline calendar, and Planning Commission Resolution No. PC-05-01 to adopt the schedule.**

Director Sherman presented the staff report.

**SUMMARY**

A schedule designating the second and fourth Mondays of each month for the regularly scheduled Planning Commission meetings is presented. Chapter 16. Article 18. Section 1803. Planning Commission, of the Code of the City of Gardner requires that the Planning Commission set by resolution the time and place of meetings.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission consider, approve, and forward to the City Council a Resolution to authorize the 2006 meeting schedule.

Motion Mertz, second Godwin, to approve the 2006 Planning Commission meeting schedule, with necessary typographical error corrections, and to adopt Planning Commission Resolution No. PC-05-01 setting forth the Gardner Planning Commission Meeting Schedule for 2006. Motion to approve carried: 6 to 0 Aye (Popp Absent)

### **3. Amendments to By-Laws of the Gardner Planning Commission**

#### **Consider proposed text amendments to the Planning Commission By-Laws.**

Director Sherman presented the staff report.

##### **SUMMARY**

Meeting time changes necessitate specific text changes to the By-Laws of the Gardner Planning Commission:

##### **ARTICLE FOUR**

##### **Meetings**

SECTION ONE: Regular Meetings. Regular meetings of the Planning Commission shall be set annually and adopted by Resolution and a current schedule available from the Secretary of the Planning Commission. Unless otherwise provided, the regular meetings shall be on the second ~~Monday of the month at 8:00 p.m.~~ and the fourth Mondays of the month at 7:00 p.m. at Gardner City Hall. Meetings shall adjourn by 10:00 p.m., unless extended upon motion of a majority of the Planning Commission members present. Items remaining on the agenda at the end of a meeting may be continued by the Planning Commission until the next regular meeting.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission consider, approve, and adopt the amendments to the By-Laws of the Gardner Planning Commission.

Motion Schultz, second Mertz, to approve the Amendments to the By-Laws of the Gardner Planning Commission. Motion to approve carried: 6 to 0 Aye (Popp Absent)

The commissioners and Director Sherman briefly discussed a recent series of articles about Kansas City suburbs that was published in the Kansas City Star, which Commissioner Schultz distributed. Director Sherman displayed and explained some of the statistics utilized by the newspaper for rating the cities covered in the articles.

### **IV. Adjourn**

Motion Schultz, second Mertz, to adjourn the meeting at 7:32 p.m.

Motion to adjourn carried: 6 to 0 Aye (Popp Absent)

Cindy Weeks, Planning Service Specialist  
Community Development Department